

Antigua Condominium Association
Minutes of the 2026 Spring Owners Meeting

April 25, 2026

The 2026 Spring Owners Meeting of the Antigua Condominium Association was called to order by Randy Ditch, president, on April 25, 2026 at 9:40 a.m. at the Ocean City Elks Lodge, 13708 Sinepuxent Ave., Ocean City, Maryland. The meeting was an in-person meeting.

Proof of Notice of the Meeting

Robert Mayer reported that he emailed the Notice of the Meeting to all members on March 20, 2026, mailed notice to six members on March 20, 2026 and mailed notice to two members on March 23, 2026. He reported that a quorum was present with 61 units present in person or by proxy. The list of owners attending follows.

Thirty-six units present in person: Charlie and Susan Ziegler, Jessica Drake, Paul Kotula, Mike Falkner, John Andrews, Sheri Miller, Dan and Peggy Sheer, Dennis and Mary Ellen Marsalek, Wayne Morris, John and Sharon Enkiri, Sheridan and Jane Smith, Randy and Mary Hess, Kerry Lebherz, Mark Ricker, Paul and Frances Cruz, Randy and Wanda Ditch, Ellen Schweiger, Mike and Christine Keenan, Mary Sue Snyder, Dan Snyder, Cindy Frederick, Marcella Roenneburg, Dan Crerand, Harry and Randee Baumohl, Susi Merson, Saeed Ashrafzadeh, Bill Reinberg, Bonnie Medford (2 units), Steve Hessenauer, Steve Karlow, Steve Penyak, Beth Ebersole, Michael Hayden, Ingrid Miller and Robert Mayer.

Twenty-five units present by proxy: Don Brown, Robert Fitzgerald, Randy Cowan, Linda Crouch, John Joseph, Fred Schoenbrodt (2 units), Pat Musselman, Andrew Olson, John Emden, Jayanthi Subramaniam, Howard Bradley, Tom Krach, Bob Saylor, Dan Durr, Chris Groome, Chris and Helen Vallone, Nancy Williford, Cece Muneses, Robin Hoover, Howard Klohr, Earle Humphreys, Tim Kelly, John DeGraw and Napoleon Marcelo.

President's Welcome and Report

Randy Ditch welcomed all of the owners and introduced the members of the board. All directors were present: Harry Baumohl, Randy Ditch, Mike Falkner, Steve Hessenauer, Mike Keenan, Robert Mayer, Bonnie Medford, Sheri Miller and Ellen Schweiger. Bonnie decided not to run for re-election. Randy recognized and thanked her for her 21 years of service on the board.

Eight units were sold in the last year. He welcomed and introduced Sheridan and Jane Smith and Frances and Paul Cruz, new owners who were present at the meeting. The sales prices were from the mid-\$400,000s to the upper-\$500,000s.

Randy introduced Cindy Mooney of Shore Management, the condominium's property manager, Jan who assisted in the registration and Dannielle Bradshaw who received the proxies and ballots and counted the ballots.

Randy said that the last year was very busy. This is reflected by the board's 25 open board meetings and ten held in executive session. The board sought to be as transparent as possible. Extensive meeting packages were distributed to all owners before each meeting which included comprehensive and timely minutes. In an effort to shorten the meetings and encourage participation, the board adopted Harry's suggestion of a consent agenda for noncontroversial matters. It has been successful in shortening the meetings. There were also a number of unexpected, unbudgeted and expensive matters such as a clogged and ruptured drain line, frozen pipes and geothermal leaks. They cost about \$70,000. The proposal for repairing the drain line is being developed.

Randy discussed the coming summer season. Amy Gurtshaw was hired as the summer office assistant. She is and will work from May 11, 2026 through about the end of September. The office will be open seven days a week starting May 11th. The pool opening date is Saturday, May 23rd. The monthly mouse inspections in the units will be suspended from June through September. They will continue for the ground floor.

There have been a number of projects to maintain and improve the condominium:

- The rotunda walkways and elevator lobbies will be power washed.
- Algae on rotunda parapets was removed.
- The two decks will be power washed and sealed after the coating project is completed.
- The trash chutes were cleaned.
- The bathroom sauna and shower walls were removed. They will be power washed after the coating project is completed.
- Four new roll-up exterior doors are being installed. The trash room and the domestic water room doors are fire-rated.
- All dryer vents will be cleaned during the week of May 11, 2026.
- The generator base will be painted.
- New signs for emergency exit doors, transformer rooms and various other purposes are being prepared.

Randy reminded everyone that there is a new pet rule that is now in effect. Renters may not have pets and owners must register their dogs with the office. He thanked Bonnie and her committee for reviewing and revising the pet rule. In addition:

- Th key box will be moved back to where it was before the coating project. No key boxes can be mounted anywhere else in the building.
- The office needs unit keys including to the HVAC closet and any locked area containing a shut off valve.
- It is Importance to add water shut-off valves as work is done in units.
- Contractors hired by owners must clean up. They must dispose of their own trash and may not use the condominium's dumpsters for bulk items.
- The new uniform window and door rule prohibits wreaths with certain exceptions. The Antigua-issued unit numbers must be displayed next to the door.
- The building registration fee was increased to \$75 for a full week. Owners should inform their rental agents or, if they rent directly, their renters, so that the increased registration fee will not come as a surprise as renters register.
- The handicap parking spaces on north side will be available until 7:00 a.m. on Monday after the meeting. The area will revert to a No Parking area at that time. The area is needed for construction and for the safety of the vehicles parked in it.
- There will be no potluck this year because of the on-going construction.

Volunteers are always needed and appreciated. There will be opportunities for volunteers to help with the pool furniture, the planted beds and planting grass and plants in the beachside area.

The last year was successful due to the joint effort of the board and the owners. Randy thanked the owners for their input and their understanding.

Water heaters should be replaced every twelve years. In response to an owner's question, the board will look into a bulk purchase of new water heaters when the registrations are received and the ages of the hot water heaters are known. Cutoff valves must be used when the unit is empty for more than a week. Many valves are old and do not work. The board will look into a bulk plumbing project to replace inoperable valves.

Election of Directors

The first order of business was the election of directors. There were six nominations, two of which were from the floor. Each candidate made a brief statement. At the conclusion of the statements, ballots were collected. They were counted by Danielle Bradshaw.

Approval of Minutes of Owners Meeting

Robert Mayer presented the minutes of October 26, 2025 Fall Owners Meeting. There were no questions or comments. The minutes were approved as submitted on a voice vote without opposition.

Visioning Committee

Harry Baumohl discussed the new Visioning Committee. The purpose is to prepare long-term plans. The members represent a diverse group of owners. For example, there are owners who rent and who do not rent and who are long-time owners and new owners. It is co-chaired by Harry Baumohl and Dan Sheer. The members are Saeed Ashrafzadeh, Beth Ebersole, Steve Karlow, Steve Penyak, Winnie Reinberg, Mark Ricker and Ellen Schweiger. The first meeting will be in the afternoon after the owners meeting.

Election Results

Randy reported the results of the election for the five seats on the Board of Directors.. They were:

Harry Baumohl	52
Mike Falkner	58
Sheri Miller	50
Mark Ricker	12
Ellen Schweiger	51
Dan Scheer	32

Randy congratulated Harry Baumohl, Mike Falkner, Sheri Miller, Ellen Schweiger and Dan Scheer on their election.

Railing Designs

Robert presented the three preliminary railing extension designs. There will be a single uniform design for the building. Owners may install a railing extension at their expense. Installation will not be required. There were a number of comments, concerns and questions. The designs will be discussed further after the owners have had a change to consider the designs. Robert asked that comments and preferences be emailed to the Antigua office.

Coating Project

Robert reported on the coating project. He thanked the many owners who have helped in the project. The Coating Committee members were John DeGraw, Mary Dischinger, Dennis Marsalek, Bonnie Medford and Steve Karlow. Dan Sheer while not a member of the committee made substantial contributions. He also thanked all the owners for their support and participation. They supported the special assessment and have endured the dislocation, loss of use of their units and other hardships. It has been a community effort.

There was more work than anticipated. In particular, the bid envisioned about 1,000 square feet of concrete repair work. There will be about 4,300 square feet, about 3,300 additional square feet than initially anticipated. This caused a cost overrun of about \$350,000 to \$400,000. Most of the old parge has been removed and the concrete examined so there should not be a lot more concrete repair work.

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The construction is entering its final phase. Ev-Air Tight is finishing applying the new parge coat and will start painting within the next few days. Ev-Air projects that stacks 3, 4 and 5 will be the first to be finished about May 15th followed by stacks 2, 6 and 7 about May 22. Stacks 1 and 8 will likely be the last ones to be finished. That will be during the week after Memorial Day. Balconies will not be opened until Ev-Air completes all its work on the stack and the adjacent stacks.

There are several rules for the new coating. No decorations, lights or other items can be attached to the walls. This will cause penetrations through the sealant which can allow water to get to the concrete and deteriorate it. There are to be no floor coverings on the balconies. There are to be no mats, tiles (even if only laid on the floor), decks or other improvements. All coverings eventually cause deterioration in the coating and then allow moisture to reach the concrete. Years ago, owners installed carpeting, tiles and other coverings. When the floors were re-coated, there was substantial deterioration in many balcony floors. The costs of repair were paid by the owner affected, not the condominium.

There will be a substantial cost overrun of \$350,000 to \$400,000. The final bills will be paid in June. At that time, we will know how much is left in the Reserve Account. The Reserve Study will give guidance on the sequence and cost of the next projects. The next budget will address these issues. The largest expense coming up in the next few years will be the rotunda re-coating.

Next Board Meeting

Randy Ditch announced that the next board meeting would be held immediately following the Owners Meeting to address a large expenditure to repair an elevator. The officers will be elected at a board meeting to be announced.

Next Owners Meeting

The 2026 Fall Owners Meeting will be held on October 10, 2026 at the Ocean City Elks Lodge, 13708 Sinepuxent Ave., Ocean City, Maryland.

Adjournment

Ellen Schweiger moved and Christine Keenan seconded that the meeting be adjourned. The motion passed on a voice vote without objections. Randy adjourned the meeting at 11:35 a.m.

Respectfully submitted,

Robert Mayer
Secretary